



CITY COUNCIL

Evidentiary Hearing

**Public Hearing
Conditional Use
Banquet Hall at 2040 Centre Ave
Wednesday, April 27, 2022
5 pm**

City Council meetings, hearing and other sessions are filmed and can be viewed LIVE while the meeting is taking place via the attached Zoom link and dial-in phone number, on Facebook and on BCTV MAC Channel 99 or at your convenience at <https://www.readingpa.gov/content/city-council-video>. Comments posted in Zoom Chat and on Facebook are not considered public comment and a response may not occur.

Public Comment Instructions:

Citizens desiring to address the Council at its public hearing may do so by providing notice verbally or in writing by providing their name, address and the subject matter to be discussed to the City Clerk any time before 5:00 p.m. on the day of the scheduled hearing. Any person who fails to sign in with the City Clerk shall not be permitted to speak until all those who signed in have done so. Those testifying must limit their comments to three minutes. Citizens may also choose to submit written public comment via letter or email by sending a letter or email clearly marked "public comment" by 4:00 p.m. on the day of the meeting.

All remarks must be directed to Council as a body and not to any individual Council member or public or elected official in attendance. Any comment that is personally offensive or impertinent will not be read into the record.

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://readingpa.zoom.us/j/87341816790?pwd=d2ZKeWR2REJ5bUw0TXkzMnROdmxtdz09>

Passcode: 592538

Or One tap mobile:

+13017158592,,87341816790#,,,,*592538# US (Washington DC)

+13126266799,,87341816790#,,,,*592538# US (Chicago)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 720 707 2699
or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free)

Webinar ID: 873 4181 6790

Passcode: 592538

I. Call to Order & Purpose

The purpose of this hearing is obtain testimony of the Conditional Use Application for a banquet hall at 2040 Centre Avenue.

§ 600-1201. Criteria and limitations.

A. No conditional or special exception use shall be approved if it:

- (1) Substantially increases traffic congestion along a street or creates a traffic safety hazard.
- (2) Creates an undue concentration of population.
- (3) Impairs an adequate supply of light and air to adjacent property.
- (4) Creates a significant threat to the public health or safety.
- (5) Is detrimental to the appropriate use of adjacent property through the generation of significant nuisances or hazards.
- (6) Does not meet the requirements of this chapter.

II. Testimony from Applicant (No more than 10 minutes)

Owned by Martires Adames & Kathy Saldana

- **Council's Cross Examination**

III. Testimony from City Staff (No more than 10 minutes)

- **Council's Cross Examination**

IV. Public Comment (No More than 3 minutes per speaker)

V. Rebuttal from Applicant (no more than 5 minutes)

V. Announcement of expected date of decision

City Council will render a decision by adopting an ordinance at either the May 9th or 23rd Regular Meeting of Council.

VI. Adjourn



**CITY OF READING
CITY COUNCIL**

CONDITIONAL USE HEARING APPLICATION

(PLEASE PRINT CLEARLY OR TYPE IN BLUE OR BLACK INK)
(Prior to filing, the proposal should be discussed in detail with the City Zoning Administrator)

1. Name of Applicant Martires Adames and Kathy Saldana
2. Mailing Address of Applicant 500 Calabria Drive
Blandon, PA 19510
3. Phone number of Applicant (day phone) 646-773-0443 917-825-4220
4. Cell Phone number of Applicant 646-773-0443 917-825-4220
5. E Mail Address of Applicant kathyhomedecor@gmail.com
6. Property Interest of Applicant Tenant
(owner, renter, contract purchaser, etc.)
7. Tax Assessor's Parcel Number and Legal Description of Subject Property **(the parcel number is mandatory to begin processing of the application)**
8. Street Address of Subject Property 2040 Centre Avenue, Reading, PA 19605
9. City of Reading Business License No. N/A
10. Zoning District of Property Manufacturing - Commercial (M-C)
11. Name of Property Owner Nikhil Kumar Patel

12. Mailing Address of Property Owner (if different from applicant)

354 Sawgrass Drive

Allentown, PA 18104

13. Name of Contact Person or Attorney for Project (this is the single point of contact that should receive all notices, mailings, information, etc.)

Joan E. London, Esquire

14. Address of Contact Person 2640 Westview Drive

Wyomissing, PA 19610

15. Phone number of Contact Person (day number) 610-670-2552

16. E Mail address of Contact Person jlondon@kozloffstoudt.com

17. Nature of the Request (be specific) Conditional use approval to allow former (vacant) bank building to be utilized as a commercial banquet hall.

18. Site Area of subject property is square feet. 15,300 +/- sq. ft.

19. Total gross floor area of new construction There will be interior renovation with no change to building footprint

20. How many off-street parking spaces are available 13-15 spaces available

21. List the name of the trash collector who services this property
Will be provided

22. Your application will be judged against the following criteria. Please answer these questions thoughtfully and attach additional pages as needed.

A. Explain how the proposed use will promote the health, safety and general welfare of the community:

The proposed use will put a now vacant commercial building into productive use, and will prevent the blighting effect on a commercial area of a vacant property.

Applicants have experience in the operation with restaurants and banquet halls and will do so in a way that promotes the health, safety and welfare of the surrounding community.

B. Explain how the proposed use will satisfy the purpose and intent of the land use zone in which it is located:

The proposed use is an adaptive reuse of an existing commercial building for another, which is specifically permitted in Manufacturing Districts under Section 600-702.C of the zoning ordinance. The use as a banquet hall is appropriate and will not conflict with the adjacent entertainment use (First Energy Stadium) and nearby industrial and commercial uses.

C. Explain how the proposed use will not be detrimental to the surrounding neighborhood:

The proposed banquet hall use will be complimentary to the adjacent stadium use as a place of entertainment, and will not generate noise or disruption which will interfere with adjacent industrial uses. The banquet hall will be used for family and business oriented functions, and will be operated by experienced owners.

D. Explain how the proposed use will:

- (1) Be harmonious with the general policies and specific objectives of the Comprehensive Plan (ask Planning Staff for assistance):

The City of Reading Comprehensive Plan emphasizes the need for economic development, which includes attracting visitors from inside and outside the region to the City, which will be accomplished by the use as a banquet hall. Further, the Comprehensive Plan encourages use of under utilized and vacant properties, which is proposed.

- (2) Enable the continued orderly and reasonable use of adjacent properties by providing a means for expansion of public roads, utilities, and Plan:

There will be adequate parking and planning for times of use so as to allow orderly and reasonable use of the adjacent stadium property and industrial and commercial properties.

- (3) Be designed so as to be compatible with the essential character of the neighborhood:

There will be no change to the building footprint, so the character of the neighborhood will not be further impacted. The proposed banquet hall use is compatible with the adjacent stadium as a place of entertainment.

- (4) Be adequately served by public facilities and utilities including drainage provisions:

There will be no change to impervious surface, so drainage will not be impacted.
Applicants will work with the City to ensure adequate sewer and water service.
Building is currently served by electricity and public sewer and water.

- (5) Not create excessive vehicular congestion on neighborhood collector or residential access roads:

The existing parking lot (see plan) provides 34 spaces for off-street parking, and
Applicant will look for shared parking or space rental options if needed. Traffic patterns
will be established in cooperation with City officials. The use will be family oriented
and not expected to create vehicular congestion.

- (6) Not create a hazard to life, limb, or property resulting from the proposed use, or by the structures used therefore, or by the inaccessibility of the property or structures thereon:

The existing building would be adaptively reused and all interior construction and
renovations would be in accordance with applicable codes. The banquet hall would
be operated by Applicants experienced in the safe and lawful operations of similar uses.

- (7) Not create influences substantially detrimental to neighboring uses.
"Influences" shall include, but not necessarily be limited to: noise, odor, smoke, light, electrical interference, and/or mechanical vibrations:

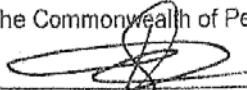
The neighboring uses are industrial, commercial and entertainment oriented. The
proposed banquet hall will be operated in a safe and lawful manner and will host
family and business oriented functions which will not have negative community impacts.

- (8) Not result in the destruction, loss, or damage to any natural, scenic, or historic feature of major consequence:

None, as exterior of the building will not be altered, and the building is not a
historic building.

Acknowledgement and Signature:

The undersigned hereby represents upon all of the penalties of law, for the purpose of inducing the City of City of Reading City Council to take the action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances of the City of Reading and the laws of the Commonwealth of Pennsylvania.



Signature of Applicant

02/28/22
Date

Hulhy Saldana

Printed Name of Applicant

Signature of Property Owner (in different from Applicant)

Printed Name of Current Fee Owner

Does the applicant require a translator? X Yes _____ No.

If a translator is required please indicate the dialect required
Spanish



CITY OF READING, PENNSYLVANIA

Community Development Department
Zoning & Planning Office
815 Washington Street, Room 1-25
Reading PA 19601
(610) 655-6326

January 27, 2022

APPLICANT

Martires Adames
500 Calabria Drive
Blandon PA 19510

SUBJECT PROPERTY

2040 Centre Avenue
Reading PA 19605
UPI# 15530819611612

Owner:

Nikhilkumar Patel
354 Sawgrass Drive
Allentown PA 18104

RE: Zoning Permit Application 2021-557

The Zoning Office has received a Zoning Permit Application 2021-557 seeking approval for the conversion and/or redevelopment of a commercial building located on a 15,300 +/- square foot property located at 2040 Centre Avenue (Subject Property). The Applicant proposes to convert and/or redevelop the Subject Property with a commercial banquet hall. The Subject Property is located within the Manufacturing Commercial (M-C) Zoning District.

A zoning permit cannot be issued at this time for the reasons set forth in this letter.

1. Existing and Proposed Uses

The existing commercial building located on the Subject Property is classified as a commercial use that was previously occupied by a bank or financial institution, which is a permitted by right within the M-C Zoning District. [Zoning 600-811.B(1)]

The Applicant intends to utilize the existing building and property as a commercial banquet hall, which is permitted by conditional use within the M-C Zoning District. Therefore, a conditional use application should be submitted for review and consideration. [Zoning 600-811.B(3)(a), 600-606 and 600-1204]

2. Site Design and Dimensional Requirements

The Applicant has prepared and submitted a draft site plan with Zoning Permit Application 2021-557. The following dimensional requirements apply to a banquet hall within the M-C Zoning District:

Minimum Lot Size (square feet)	Maximum Building Coverage	Maximum Impervious Coverage	Maximum Height	Minimum Lot Width	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback
20,000	50%	90%	60 feet	80 feet	15 feet	20 feet	10 feet

Based upon the information submitted with Zoning Permit Application 2021-557, it appears that the existing building will comply with the lot area, coverage and height requirements that are established for the M-C Zoning District. [Zoning 600-811.A]

3. Land Development Plan

Based upon the conversion and redevelopment efforts associated with this project, the Applicant should submit a Revised Plan of Record or Minor Land Development Plan to the Planning Commission for review and consideration. Further discussion between the Applicant and the Zoning Office is advised. [Chapters 515 and 600 of the City of Reading Code]

4. Supplemental Requirements

As part of the Revised Plan of Record or Minor Land Development Plan, the Applicant shall be required to demonstrate that the proposed commercial use (banquet hall) can comply with the provisions relating to: vehicular site accessibility; off-street parking and loading; stormwater management; sanitary sewage disposal; water supply; curbs and sidewalks; emergency management; signs; exterior lighting; landscaping and buffer yards; solid waste management; and other factors relating to the site improvements on this property. [Chapters 505, 515 and 600 of the City of Reading Code]

5. Building Permit Compliance

A Building Permit Application shall be required for this building conversion and/or redevelopment project. [Chapters 180 and 337 of the City of Reading Code]

6. Conclusion, Disclaimer and Right to Appeal

The comments presented within this letter are intended to provide the Applicant with general guidance and directions in order to resolve planning, zoning and/or development issues involving this project. Based upon the information submitted with Zoning Permit 2021-557, a Conditional Use Application should be submitted to the Zoning Office for review and consideration. If the Conditional Use Application is approved by City Council, a Revised Plan of Record or Minor Land Development Plan Application will be required to permit the proposed conversion of the existing commercial building for a banquet hall.

YOU HAVE THE RIGHT TO APPEAL THIS AND/OR ANY DETERMINATION OF THE ZONING ADMINISTRATOR BY MAKING AN APPLICATION TO THE ZONING HEARING BOARD WITHIN 30 DAYS OF RECEIPT OF THIS LETTER. ZONING HEARING BOARD APPLICATIONS SHOULD BE SUBMITTED VIA MAIL TO THE ZONING OFFICE, 815 WASHINGTON ST., ROOM 1-25, READING PA 19601.

Respectfully,



Ruth Sassaman-Zoning Officer
City of Reading



CITY OF READING ZONING PERMIT

TAX PARCEL ID # 15530819611612

PERMIT # 2021-557

THIS BOXED AREA TO BE COMPLETED BY APPLICANT

Be aware PA crimes codes CC4904 provides for penalties for false statements or misrepresentations

SUBJECT ADDRESS 2040 Centre Avenue 19605
NUMBER STREET ZIP CODE

RECORDED DEED PROPERTY OWNER NAME(S): Nikhilkumar Patel
610-969-9807 354 Sawgrass Drive 18104
TELEPHONE # NUMBER STREET ZIP CODE

APPLICANT MUST HAVE PROPER LEGAL STANDING TO SUBMIT THIS PERMIT APPLICATION

APPLICANT NAME Martires Adames 917-825-4220 kathyhomedecor@gmail.com
TELEPHONE # EMAIL
APPLICANT'S ADDRESS 500 Calabria Drive Blandon, PA 19510
NUMBER STREET ZIP CODE

APPLICANT IS: OWNER ☐ TENANT ☒ CONTRACTOR ☐ BUSINESS PRIVILEGE LICENSE Y/N ☐
IF APPLICANT IS A CONTRACTOR PROVIDING BUSINESS PRIVILEGE LICENSE NUMBER _____

APPLICANT SIGNATURE: [Signature] 8/27/21
NAME DATE SUBMITTED

DESCRIBE EXISTING CONDITIONS: Former Bank

DESCRIBE PROPOSAL: Make interior renovations to convert the building to a banquet hall.

LAST APPR'D USE: Bank PROPOSED USE: Banquet Hall

PURPOSE: A NEW, RELOCATED, OR EXPANDED STRUCTURE, PARKING AREA OR SIGN ☐ CREATION OF A USE ☐
CHANGE OF USE (INCL TO NUMBER OF DWELLING UNITS) ☒ NON-CONFORMING USE, BLDG OR LOT ☐

APPROVED: _____ ZONING OFFICIAL DATE _____ ZONING DISTRICT: M-6

COMMENTS: _____

DENIED: [Signature] 8/27/21 REASON(S) FOR DENIAL: Denial
ZONING OFFICIAL DATE

ZHR: DATE: _____ GRANTED ☐ DENIED ☐ PC: PLAN RECORDED Y/N ☐ N/A ☐

ATTN: ADDITIONAL PERMITS AND/OR APPROVALS MAY ALSO BE REQUIRED BY THE CITY DEPARTMENTS BELOW:

BLDG CODES ☒ HEALTH/HOUSING ☒ FIRE ☒ PUBLIC WORKS ☒ HISTORIC ☐ PLANNING ☒

This permit applies to ZONING ONLY and shall not relieve the applicant from obtaining other such permits as may be required by law. Violation of any provision of this ordinance, including falsification of information on this permit shall be punishable by a fine not to exceed \$500.00 or by imprisonment not to exceed 60 days.

DATE STAMP RECEIVED SEP 23 2021

**City of Reading Planning Commission Meeting
Draft Meeting Minutes: March 22, 2022**

PC Members Present

Wayne Bealer
Lee Olsen, AIA
Bob Conklin, AIA
Will Cinfici
Nelson DeLeon
Peter Rye

Staff and Consultants Present

Jerome Skrincosky, AICP, HVA Planning and Zoning Consultant
Tim Krall, PE, Public Works Department
Michelle Mayfield, Esquire, Legal Consultant
Shannon Calluri, Zoning Administrator
Emily Diaz-Melendez, Zoning Officer

Others Present

Michael Pilco, AIA (KBLJ; Super Natural Produce III)
Steven Custer (KBLJ; Super Natural Produce III)
Delmin Then (KBLJ; Super Natural Produce III)
Dan Laudenslayer, PLS (KBLJ; Super Natural Produce III)
Andrew Goltzman (Dream Ventures PA 1, LLC)
Mark Koch, Esquire (Dream Ventures PA 1, LLC)
Plato Marinakos (Dream Ventures PA 1, LLC)
Larry Grybosky (Villa Independence Cottages; Greenbriar)
Michael Hartman (Overlord Real Estate; 916 North 9th Street)
Joan London (Saldano Banquet Hall; 2040 Centre Avenue)
Kathy Saldano (Saldano Banquet Hall; 2040 Centre Avenue)
Martires Adames (Saldano Banquet Hall; 2040 Centre Avenue)

- (1) **Call Meeting to Order:** Chairman Bealer called the meeting to order at 6:12 pm.
- (2) **Acknowledgement of PC Members in Attendance and PC Meeting Agenda**
 - (a) Planning Commission Members: All Planning Commission Members were in attendance.
 - (b) Planning Commission Agenda: The Planning Commission was advised that the meeting agenda was posted in accordance with all prevailing requirements.
- (3) **Super Natural Produce III Annexation and Land Development Plan; Final Plan Application**
 - (a) Application: The Applicant (KBLJ, LLC) has submitted a Final Plan Application for review and consideration. The project includes the redevelopment of the property/buildings located at the southeast corner of North 4th Street and Elm Street as a grocery store, 9 existing residential apartments, a parking garage and an annexation of several parcels as a consolidated deed.
 - (b) Correspondence: Hawk Valley Associates issued a review letter on March 16, 2022. The Plan was previously reviewed by other departments and agencies.

- (6) **Overlord Real Estate (916 North 9th Street) Land Development Plan; Final Plan Application**
- (a) Application: The Applicant (Overlord Realty) is seeking to redevelop a 3-story building located on an 8,630 square foot lot at 916 N. 9th Street. The Applicant shall apply adaptive reuse techniques that were approved via Zoning Hearing Board Appeal 2021-06, which permits the conversion of the building that will include 9 residential apartments and 14 off-street parking spaces.
 - (b) Correspondence: Hawk Valley Associates issued a review letter on March 9, 2022, which summarizes the previous comments issued by: the Berks County Planning Commission on July 6, 2021; the City of Reading Public Works Department on November 17, 2021; and the City of Reading Planning Office on November 22, 2021.
 - (c) Discussion: The Applicant has resolved all of the comments that were previously issued. The Planning Commission was informed that the site improvements would be limited to landscaping planter boxes and utility connections.
 - (d) Action: Commissioner Cinfici made a motion to approve the Final Plan Application, subject to the Applicant resolving all comments referenced within the review letter issued by Hawk Valley Associates as well as completing all site improvements (landscaping and utilities) prior to the issuance of a Use and Occupancy Permit by the Building and Trades Department. Commissioner Conklin seconded the motion. The vote on the motion was unanimously approved (6-0).
- (7) **Saldano Banquet Hall (2040 Centre Avenue): Conditional Use Application 2022-01**
- (a) Application: The Applicant (Kathy Saldano and Martires Adames) have submitted Conditional Use Application 2022-01 in order to redevelop a property and building located at 2040 Centre Avenue to be utilized as a banquet hall within the M-C Zoning District.
 - (b) Correspondence: The Zoning Office has issued a draft Staff Report regarding Conditional Use Application 2022-01, which has been dated March 21, 2022.
 - (c) Discussion: Attorney Joan London provided a presentation regarding the proposed use of this property as a banquet hall containing 10 to 13 tables and/or 80 to 104 guests. The Planning Commission raised concerns with site accessibility as well as the amount of available parking (on-site and off-site) available at this location considering the existing site conditions and the proposed plans being developed by the Stadium Commission in conjunction with Reading Phillies at First Energy Stadium. Hawk valley Associates shall prepare a letter to City Council outlining these concerns.
 - (d) Action: Commissioner Olsen made a motion to recommend approval of Conditional Use Application 2022-01 provided that the Applicant resolves all traffic, site accessibility and parking issues with the Stadium Commission and Reading Phillies. Commissioner DeLeon seconded the motion. The vote on the motion was unanimously approved (6-0).
- (8) **Planning Commission Annual Report for 2021**
- (a) Preliminary Draft: Hawk Valley Associates has prepared and issued a preliminary draft of the Planning Commission Annual Report for 2021. This report is required pursuant to the provisions specified by Section 207 of the Pennsylvania Municipalities Planning Codes.
 - (b) Discussion: The Annual Report includes a summary of: the 18 plans approved by the Planning Commission; the status of 20 pending plans; the municipal ordinances and reports issued; and other projects and activities coordinated by the Planning Commission.
 - (c) Action: The Planning Commission shall provide final comments by April 19, 2022 so that Hawk Valley Associates can issue the final draft by April 25, 2022. The Planning Commission shall consider action on the Annual Report on April 26, 2022.

Hawk Valley Associates, P.C.

Professional Planning, Zoning and Consultant Services

April 18, 2022

City of Reading
ATTN: Jamal Abodalo, Director
Community Development Services
815 Washington Street
Reading, PA 19601

RE: Conditional Use Application 2022-01
2040 Centre Avenue; TPID 15530819611612

Dear Mr. Abodalo,

The City of Reading Planning Commission in conjunction with the Planning Office and Zoning Office have reviewed Conditional Use Application 2022-01, which has been submitted by Martires Adames and Kathy Saldana ("Applicant") in order to permit a "banquet hall" that will require building modifications and site improvements on a 15,300 +/- square foot lot located at 2040 Centre Avenue ("Subject Property"). At a public meeting held on March 22, 2022, the City of Reading Planning Commission reviewed this proposal and has recommended that City Council should consider approval of Conditional Use Application 2022-01, subject to the Applicant resolving the following issues:

- (1) The Applicant shall resolve transportation and site accessibility issues (pedestrian and traffic) with the City of Reading and the Pennsylvania Department of Transportation.
- (2) The Applicant shall resolve all off-street parking and loading issues, which may include establishing, reserving or acquiring an additional 22 parking spaces at an available location that is within 300 feet of the Subject Property or as may be permitted by the Zoning Hearing Board.
- (3) The Applicant shall resolve all zoning and land use compatibility issues that may result with the required site improvements that are currently being planned by the City of Reading in conjunction with the Planning Commission, Stadium Commission, the Reading Phillies and other agencies.
- (4) The Applicant shall submit a Minor Land Development Plan for this project.

The Planning Office and Zoning Office issued a Staff Report (refer to report dated March 22, 2022), which describes these issues in further detail and provides a list of supporting recommendations that should be considered if Conditional Use Application 2022-01 is approved by City Council at the public hearing on April 27, 2022. If you should have any questions, please contact me at your convenience.

Sincerely,



J. Jerome Skrincosky, AICP
City of Reading Planning and Zoning Consultant

copy: City of Reading Mayor
City of Reading Clerk
City of Reading Solicitor
City of Reading Planning Commission
City of Reading Zoning Administrator
City of Reading Planning Office
City of Reading Zoning Office
Applicant for CU Application 2022-01

Hawk Valley Associates, PC
207 Maple Grove Road
Mohnton, PA 19540



Telephone: (610) 775 - 7392
Email: Jerome@HawkValley.com
Website: www.HawkValley.com

